

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Manchester
One Express
1 George Leigh Street
Manchester M4 5DL
nexusplanning.co.uk

27 January 2023

Ref: PP-11870899

Dear Sir/Madam

Discharge of Conditions 2 and 3a pursuant to planning Application 132693/P3MAP/2022
501 Barlow Moor Road, Manchester, M21 8AG
On behalf of Southway Housing Trust

On behalf of our client, Southway Housing Trust, we have today submitted an application to discharge Conditions 2 and 3a attached to permission 132693/P3MAP/2022 at the above site. Condition 2 requires the submission of details of a secure cycle parking and Condition 3a requires the submission of a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road and Sandy Lane.

The application is supported by the following documents:

- This cover letter;
- The completed application forms;
- Noise Impact Assessment (PDA, ref: J003692-5465-RDC-01); and,
- Cycle Store and Waste Management Plan (Whitley Eaves, ref: 478_010_501 Rev A).

The application has been submitted via the Planning Portal (ref: PP-11870899), and the requisite application fee of £148.20 has been paid online.

The Application

Permission 132693/P3MAP/2022 was issued on 11 March 2022 and granted permission for: **'Prior Approval for change of use from Use Class E (Commercial, Business and Service) to Class C3 (Dwellinghouse)'**¹.

Condition 2 attached to the permission states:

'Prior to the first occupation of the development hereby approved further details of a secure cycle parking shall be provided. Following approval of those details, the secure cycle parking shall be implemented and retained in association with approved use.'

¹ This application was subject to a Section 96a amendment application (reference 135057/NMC/2022) to allow for alterations to the front elevation.

As shown on the submitted Cycle Store and Waste Management Plan (ref: 478_010_501 Rev A) which has been submitted in support of these proposals, the courtyard to the rear of 501 Barlow Moor Road has suitable provision for secure cycle storage and areas for waste management. In regards of cycle storage, provision has been made in this courtyard for 1no. Sheffield stand, which would provide secure storage for up to 2no. bicycles. This therefore accords with the requirements of Condition 2.

Condition 3a attached to the permission states:

‘a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road and Sandy Lane shall be submitted to and approved in writing by the City Council as local planning authority.

There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved:

- **Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)**
- **Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq**
- **Gardens and terraces (daytime) 55 dB LAeq**

Where applicable (entertainment/music): Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively’.

In order to satisfy Condition 3a, a Noise Impact Assessment (PDA, ref: J003692-5465-RDC-01) is hereby submitted. Based upon noise surveys carried out at 501 Barlow Moor Road, the report identifies that noise levels can be suitably mitigated through glazing and ventilation, with the windows on the façade remaining closed with ventilation provided by means of the attenuated vents. With the provision of these mitigation measures, the report confirms that internal noise levels within habitable areas would be suitable and within acceptable criteria. As such, the submitted information provides the information as required by Condition 3a.

We trust that the enclosed information is sufficient to discharge Conditions 2 and 3a attached to permission 132693/P3MAP/2022, and we look forward to receiving confirmation that the application has been validated.

Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully



Euan Connolly
Principal Planner

London

Birmingham

Bristol

Manchester

Reading

